



RESIDENTIAL UNCOVERED DECKS & PORCHES

The purpose of this checklist is to assist you in the submittal and permit process for your project. This checklist is intended as a basic plan submittal guideline under the 2021 International Building Code. It is not intended to cover all circumstances. Depending on the scope and complexity of your project, additional and/or more detailed plans may be required.

This permitting process is not intended to take the place of any Homeowner Association (HOA) or Civic Association requirements; therefore, it is important for you to check with your HOA or CA for any additional requirements they may have.

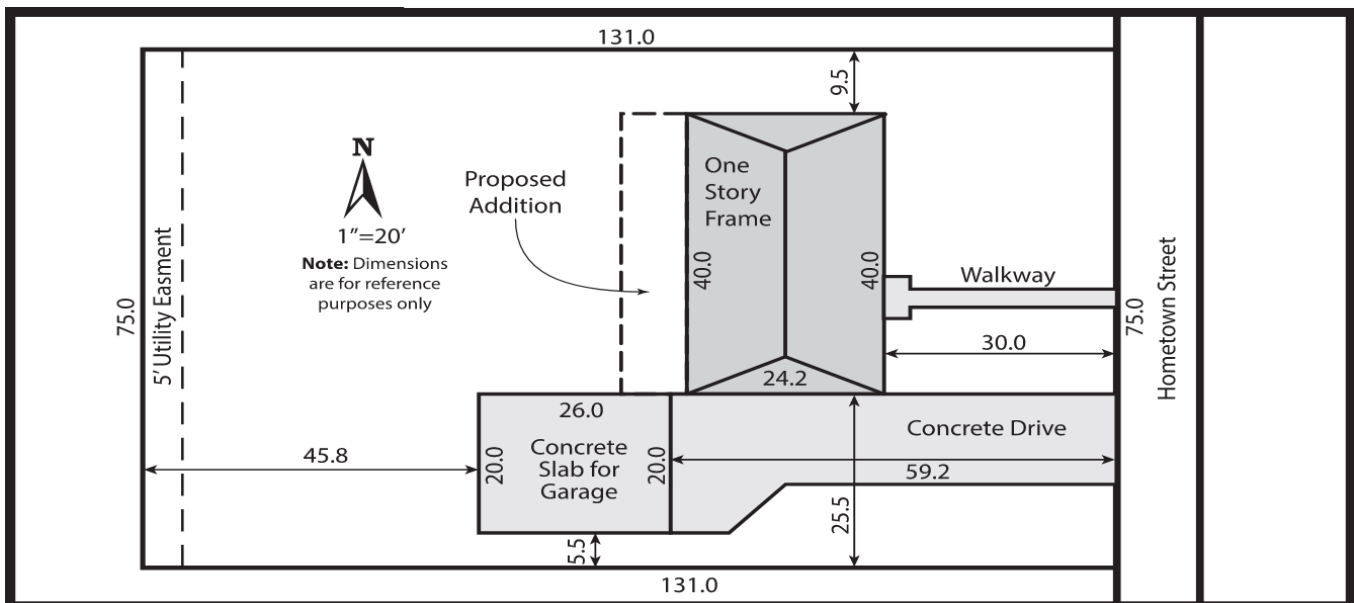
HOW TO USE THIS GUIDE

SUBMIT A COMPLETED PERMIT APPLICATION

Applications may be submitted on the City of Centennial website by clicking [HERE](#). It is important that the permit/application is filled out completely to the best of your knowledge and that you provide any additional pertinent information (i.e., owner and contractor contact information). Fill in the blanks on page two (2) and indicate which construction materials will be used. It is important to print legibly to help staff review the submitted information. In most cases, the information provided within this worksheet will satisfy the City's requirement for a complete submittal.

PROVIDE SITE/PLOT PLANS

1. Show the dimensions of your project and its relationship to existing setbacks easements, structures on the property and the distance to property lines (an example is shown below). Identification of the location of existing easements are the responsibility of the property owner. Structures shall not be located on easements. To download a plot plan of your residence, click [HERE](#) to go to the Arapahoe County Assessor's website.





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PROVIDE PLOT PLANS HERE:

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DIRECTIONS

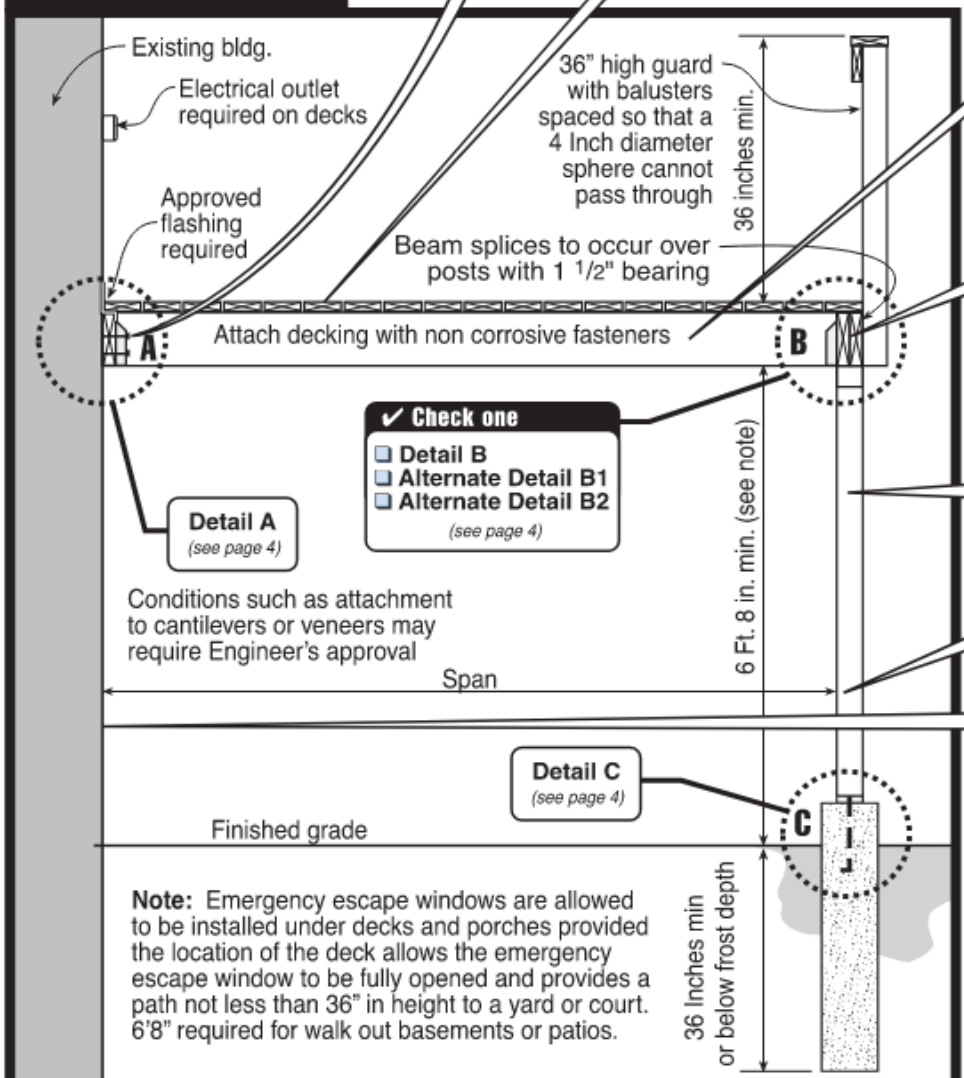
1. Fill in the blanks on this page with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes on this page which detail from page three (3) will be used.

JOB SITE ADDRESS _____

Size and Spacing of Lags
(example: Two 1/2"x 4 1/2" lags @ 16" O.C.)

Type of decking x -
(example: 1 x 4 or 2 x 6 - Trex)

Deck Section



Detail A
(see page 4)

Conditions such as attachment to cantilevers or veneers may require Engineer's approval

Check one

☐ Detail B

☐ Alternate Detail B1

☐ Alternate Detail B2
(see page 4)

2x **joists spaced** **" apart**
(example: 2 x 10" spaced 24" apart)

() **x** **beam**
(example: (2) 2 x 10 - see detail B)

x **posts spaced** **apart**
(example: 4 x 4 posts spaced 8' apart)

Span
(example: 13' - 4")

Type of exterior wall covering
(existing)

Detail C
(see page 4)

36 inches min or below frost depth

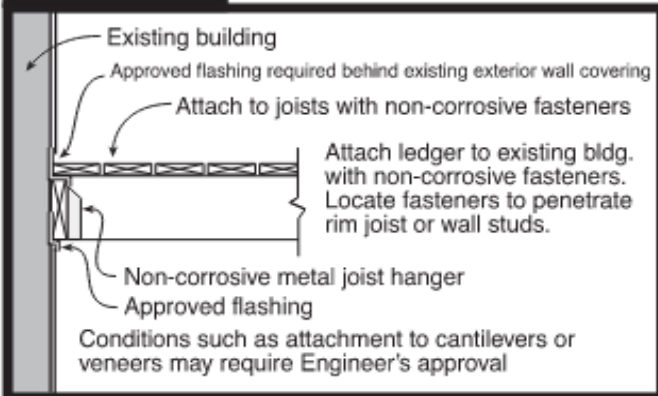
Note: Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36" in height to a yard or court. 6'8" required for walk out basements or patios.

NOTE: If deck or porch will be attached to a masonry (brick) wall, please provide detail on fasteners that will be used.

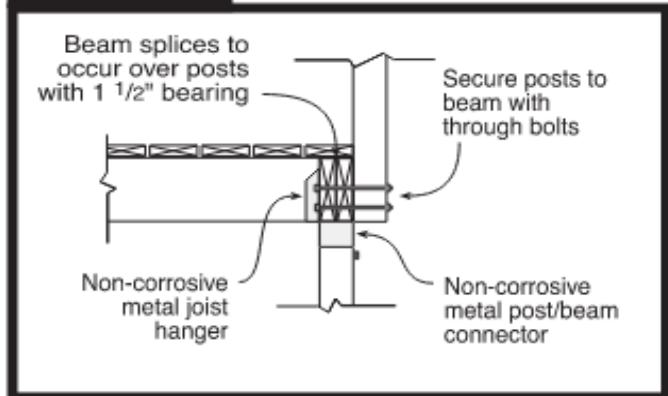
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CONSTRUCTION DETAILS (CONTINUED)

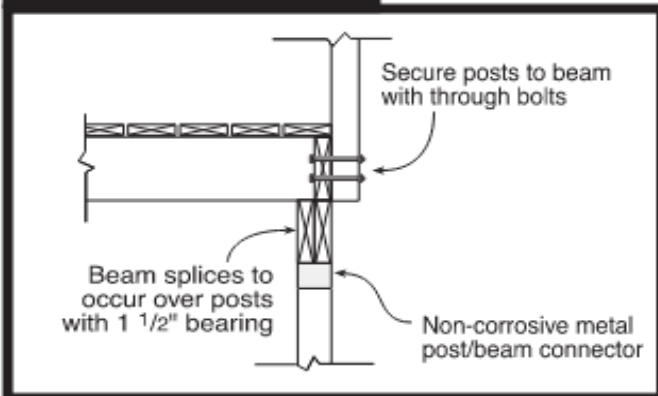
Detail A



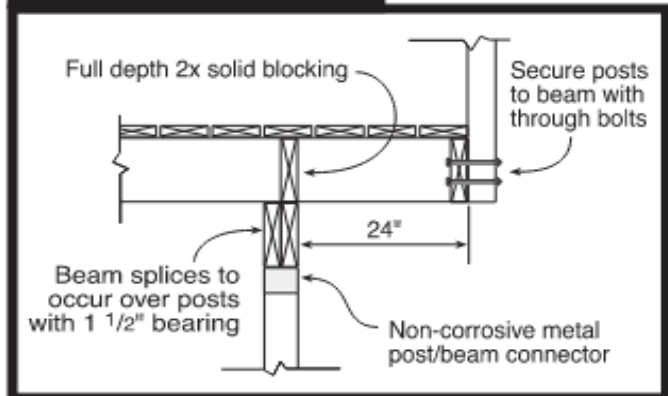
Detail B



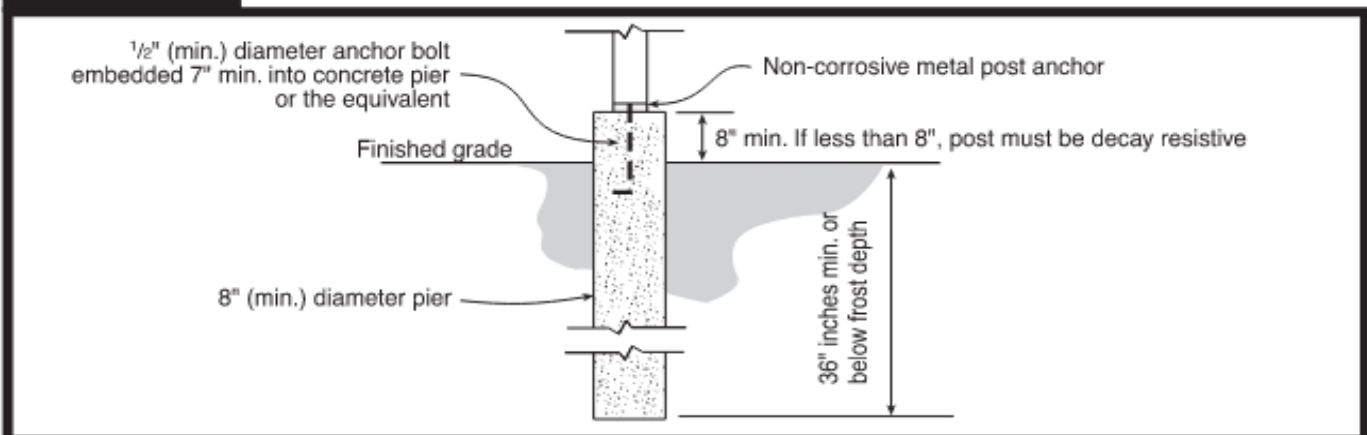
Alternate Detail B1



Alternate Detail B2

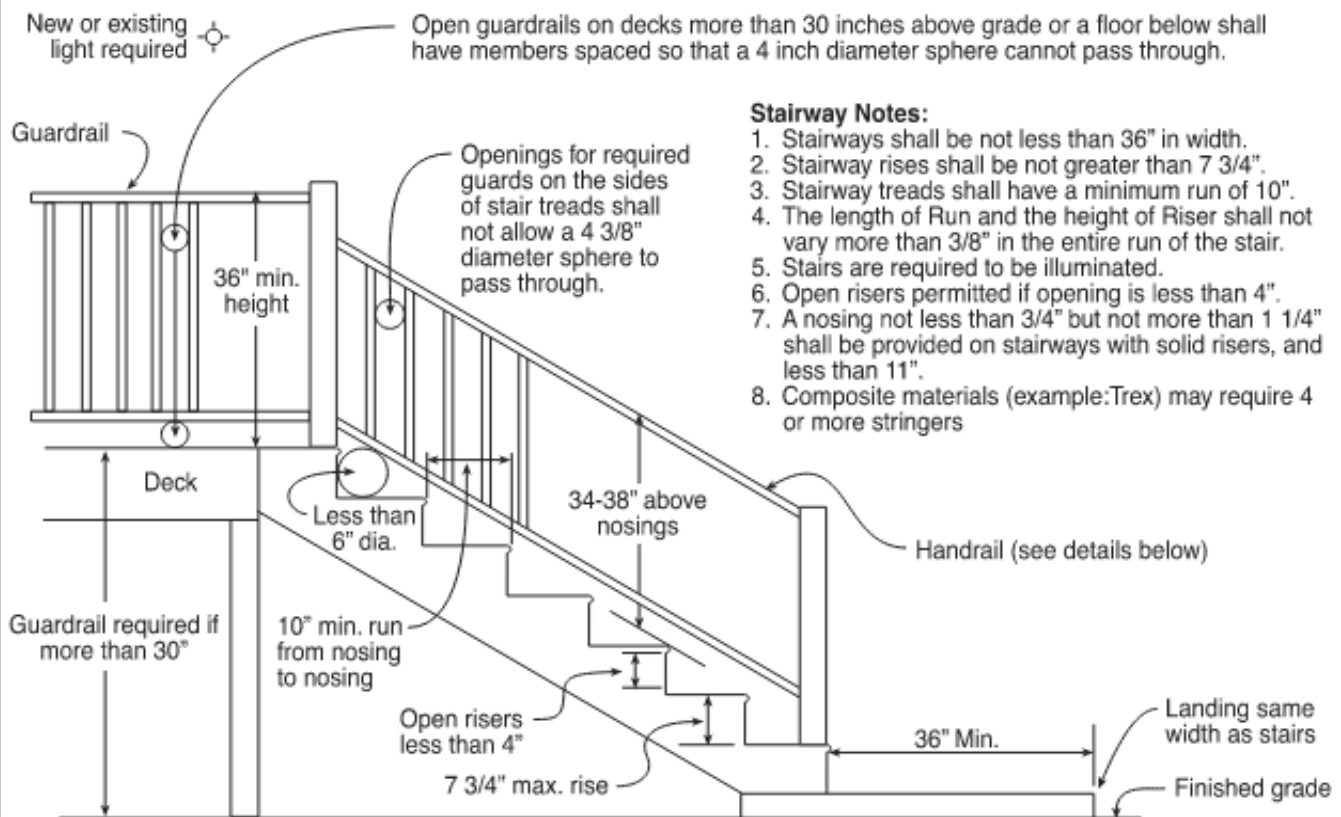


Detail C



RESIDENTIAL UNCOVERED DECKS & PORCHES

Stair & Handrail Specifications



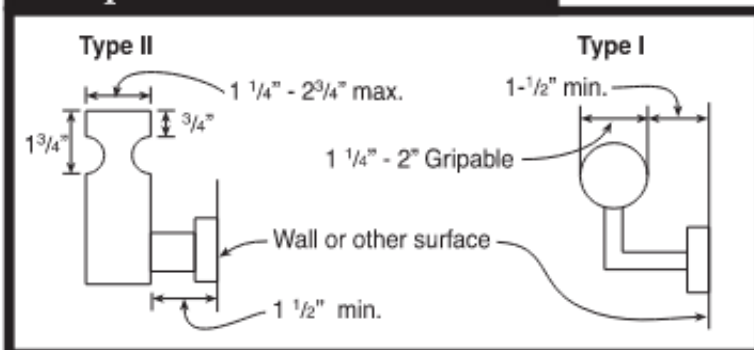
Stairway Notes:

1. Stairways shall be not less than 36" in width.
2. Stairway rises shall be not greater than 7 3/4".
3. Stairway treads shall have a minimum run of 10".
4. The length of Run and the height of Riser shall not vary more than 3/8" in the entire run of the stair.
5. Stairs are required to be illuminated.
6. Open risers permitted if opening is less than 4".
7. A nosing not less than 3/4" but not more than 1 1/4" shall be provided on stairways with solid risers, and less than 11".
8. Composite materials (example:Trex) may require 4 or more stringers

Handrail Notes:

1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Top of the handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 1/4 inches in cross section for non circular handrails.
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.
5. Handrails to be returned to wall, post or safety terminal (per 311.7.8.2 IRC)

Acceptable Handrail Details



Unacceptable Handrails

